

DEPARTMENTAL BUDGET INFORMATION ZONING APPEALS BOARD (51)

MISSION

As a quasi-judicial body, the Board's mission is to hear and rule on appeals from any person, aggrieved by a decision of an enforcing officer or any decision made by the Buildings and Safety Engineering Department where rigid enforcement could cause the appellant undue hardship.

DESCRIPTION

The Board conducts investigations and public hearings to determine whether variances, exceptions or modifications of approved regulated uses of land will be in the best interest of the public and that the spirit and intent of the zoning ordinance is upheld.

The Board of Zoning Appeals' primary role is to hear and decide appeals from and review any order, requirement, decision or determination made in the enforcement of the City of Detroit Zoning Ordinance. The Board has certain discretionary powers in making its decisions to comply with the powers granted to it by the local zoning ordinance and State Enabling Act. Any adjustment or reversal must conform to the provisions of the zoning ordinance and provide neighborhood and commercial stabilization.

MAJOR INITIATIVES

Several projects are underway to improve services: The Department is working with the City Planning Commission to conclude the comprehensive amendments to the City's new Zoning Ordinance. The Department expects the Zoning Ordinance

to be adopted and ready for implementation by July 1, 2004.

The Department has streamlined procedures for processing each appeals case. An appeal, which was formerly heard within sixty (60) days, is now heard before the Board of Zoning within thirty (30) days after it is received.

The Department is using a digital camera and Proxima projector system to provide a first class visual presentation at Board of Zoning Appeals Public Hearings. This system has made a major improvement at the Board's public hearings.

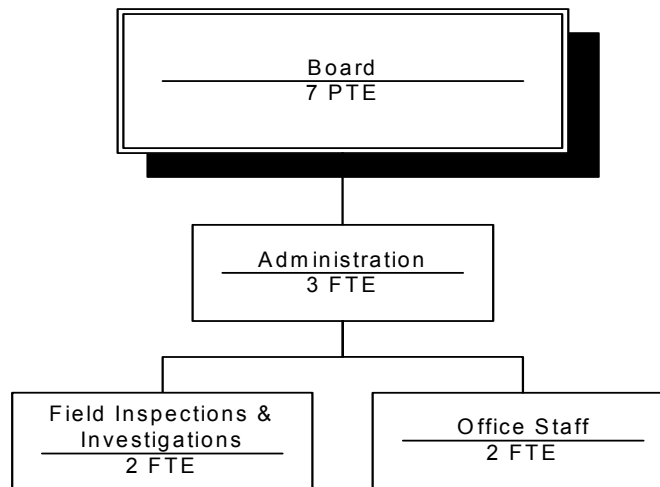
PLANNING FOR THE FUTURE

The Department is currently planning to work with the ITS Department to develop a computer database that will allow the Board of Zoning Appeals to improve the log-in, tracking and processing of documents relative to each Board case.

The Department is also planning for the adoption and implementation of the new City of Detroit Zoning Ordinance, which may result in additional responsibilities for the Department and training for Board members and staff.

In the interest of improving the level of service, the Department will develop a strategic plan, including both the level of service and staffing over a five-year horizon using ongoing performance measurement.

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PERFORMANCE GOALS, MEASURES AND TARGETS

Goals: Measures	2002-03 Actual	2003-04 Projection	2004-05 Target
Make all zoning decisions necessary to assure that land use is congruent with the spirit and intent of the Ordinance: Cases appealed	154	225	225
Make just decisions as they affect the applicant, people in the immediate vicinity of property and the general public: Zoning variance request processing from submission of application	30 days	30 days	30 days
Respond to City Council and administration referrals: Referrals response time	7 days	7 days	5 to 7 days
Develop recommendations for amendments to the Zoning Ordinance where appropriate and necessary: Revise City's Zoning Ordinance	N/A	July 2003	July 2004
Enhance the quality of services to citizens and businesses through improved land use and planning technology: Percentage completed of computer upgrade	90%	90%	95%

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EXPENDITURES

	2002-03 Actual Expense	2003-04 Redbook	2004-05 Mayor's Budget Rec	Variance	Variance Percent
Salary & Wages	\$ 478,821	\$ 482,675	\$ 424,237	\$ (58,438)	-12%
Employee Benefits	197,593	280,730	278,161	(2,569)	-1%
Prof/Contractual	12,083	100,500	100,500	-	0%
Operating Supplies	4,129	7,795	6,795	(1,000)	-13%
Operating Services	91,037	101,076	99,823	(1,253)	-1%
Other Expenses	3,145	500	1,500	1,000	200%
TOTAL	\$ 786,808	\$ 973,276	\$ 911,016	\$ (62,260)	-6%
POSITIONS	15	16	14	(2)	-13%

REVENUES

	2002-03 Actual Revenue	2003-04 Redbook	2004-05 Mayor's Budget Rec	Variance	Variance Percent
Sales & Charges	\$ 88,241	\$ 120,000	\$ 120,000	\$ -	0%
TOTAL	\$ 88,241	\$ 120,000	\$ 120,000	\$ -	0%

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